

CHAPTER 1153

R-1 Through R-4 One-Family Residential Districts

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CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. 1179

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Off-street parking and loading - see P.& Z. Ch. 1183

Signs - see P.& Z. 1187.03

Residential entranceway - see P.& Z. 1187.05

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1153.01 INTENT.

The R-1 through R-4 One-Family Residential Districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

(Ord. 114-1991. Passed 8-5-91.)

1153.02 PRINCIPAL USES PERMITTED.

In a One-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance.

- (a) One-family detached dwellings.
- (b) Farms on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the City and provided further that no farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one year immediately prior thereto and for the use and consumption by persons residing on the premises.
- (c) Publicly owned and operated libraries, parks, parkways and recreational facilities.
- (d) Cemeteries which lawfully occupied land at the time of adoption of the Zoning Ordinance.
- (e) Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.
- (f) Accessory buildings and uses, customarily incident to any of the above permitted uses.

(Ord. 82-1970. Passed 11-2-70.)

1153.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) Churches and other facilities normally incidental thereto subject to the following conditions:
 - (1) Buildings of greater than the maximum height allowed in Section 1177.01 may be allowed provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.
 - (2) All access to the site shall be in accordance with Section 1187.11.
- (b) Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit. Access to the site shall be in accordance with Section 1187.11.
- (c) Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of such building within the district in order to serve the immediate vicinity. (Ord. 82-1970. Passed 11-2-70.)
- (d) Nursery schools, day nurseries and child care centers; (not including dormitories); provided that for each child so cared for, there shall be provided and maintained a minimum of 100 square feet of outdoor play area. Such play space shall have a total minimum area of not less than 3,500 square feet and shall be fenced and screened from any adjoining lot in any residential district.

(Ord. 84-1971. Passed 9-7-71.)

- (e) Private non-commercial recreational areas; institutional or community recreation centers; non-profit swimming pool clubs, all subject to the following conditions:

- (1) The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one property line abutting a major thoroughfare as designated on the Major Thoroughfare Plan, and the site shall be so planned as to provide all access in accordance with Section 1187.11.

- (2) Front, side and rear yards shall be at least eight feet wide, and shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.

- (3) Off-street parking shall be provided so as to accommodate not less than one-half of the member families and/or individual members. The Planning Commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas,

and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, by-laws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have by-laws or formal membership, the off-street parking requirement shall be determined by the Planning Commission on the basis of usage.

(4) Whenever a swimming pool is constructed under the Zoning Ordinance, such pool area shall be provided with a protective fence, eight feet in height, and entry shall be provided by means of a controlled gate.

(f) Golf courses, which may or may not be operated for profit, subject to the following conditions:

(1) The site shall be so planned as to provide all access in accordance with Section 1187.11.

(2) The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways and parking areas which will encourage pedestrian and vehicular traffic safety.

(3) Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse affects upon adjacent property. This shall mean that all principal or accessory buildings shall not be less than 200 feet from any property line abutting residentially zoned lands provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement. (Ord. 163-1984. Passed 12-17-84.)

(4) A Miniature Golf Course is not a Golf Course and as such a Miniature Golf Course is not a principle use permitted subject to special conditions as defined herein.

(Ord. 28-2010. Passed 4-5-10.)

(g) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:

(1) Any use permitted herein shall be developed only on sites of at least forty acres in area, and shall not be permitted on any portion of a recorded subdivision plat.

(2) All access to the site shall be in accordance with Section 1187.11.

(3) No building shall be closer than eighty feet to any property line.

(h) (EDITOR'S NOTE: Former subsection (h) hereof was repealed by Ordinance 102-1999, passed June 7, 1999.)

(i) Family Homes licensed under Ohio R.C. 5123.19, subject to the provisions of Section 1187.12.

(j) Accessory buildings and uses customarily incident to any of the above permitted uses. (Ord. 163-1984. Passed 12-17-84.)

(k) Bed and Breakfast Homes subject to the provisions of Section 1187.15.

(Ord. 2-2003. Passed 3-3-03.)

1153.04 AREA AND BULK REQUIREMENTS.

See Section 1177.01 limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.

(Ord. 82-1970. Passed 11-2-70.)